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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR SG
MORTGAGE SECURITIES TRUST 2006-
0PT2, ASSET BACKED CERTIFICATES,
SERIES 2006-0PT2,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company; LISA
FAHRNLAENDER, an individual; NEVADA
ASSOCIATION SERVICES, INC. a Nevada
Corporation; MARAVILLA at MOUNTAIN'S
EDGE HOMEOWNERS ASSOCIATION, a
Nevada non-profit corporation; DOES 1 through
10; and ROE CORPORATIONS 11 through 20,
Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Counter/Cross Claimant,

vs.

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR SG
MORTGAGE SECURITIES TRUST 2006-
0PT2, ASSET BACKED CERTIFICATES,
SERIES 2006-0PT2; and LISA
FAHRNLAENDER, an individual,

Counter/Cross Defendants.

Case No. 2:16-cv-02045-RFB-DJA

**ORDER QUIETING TITLE IN FAVOR OF
SFR INVESTMENTS POOL 1, LLC AND
AGAINST HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR SG
MORTGAGE SECURITIES TRUST 2006-
0PT2, ASSET BACKED CERTIFICATES,
SERIES 2006-0PT2 and LISA
FAHRNLAENDER; GRANTING SFR'S
and MARAVILLA at MOUNTAIN'S EDGE
HOMEOWNERS ASSOCIATION'S
MOTIONS FOR SUMMARY JUDGMENT;
and DENYING HSBC BANK'S MOTIONS
FOR SUMMARY JUDGMENT**

On August 29, 2019, the Court heard the following motions: [ECF No. 43] SFR

Investments Pool 1, LLC's ("SFR") Motion for Default Judgment against Lisa Fahrnlaender; [ECF Nos. 54, 55, and 56] SFR's Emergency Motion to Strike; [ECF No. 44] SFR's Motion for Summary Judgment; [ECF No. 45] Maravilla at Mountain's Edge Homeowner's Association ("Association") Motion for Summary Judgment; and [ECF Nos. 50 and 51] HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR SG MORTGAGE SECURITIES TRUST 2006- OPT2, ASSET BACKED CERTIFICATES, SERIES 2006-0PT2's ("HSBC Bank") Motion for Summary Judgment. Jeffrey Allison, Esq. appeared on behalf of HSBC Bank, Diana S. Ebron, Esq. appeared on behalf of SFR, and Ryan Reed, Esq. appeared on behalf of the HOA.

Having considered the briefing by the parties and argument of counsel, for the reasons stated on the record and good cause appearing, the Court orders as follows:

IT IS ORDERED that [ECF No. 43] SFR's Motion for Default Judgment is GRANTED against Lisa Fahrnlaender in favor of SFR on its quiet title/declaratory relief claim.

IT IS FURTHER ORDERED that [ECF Nos. 54, 55, and 56] SFR's Emergency Motion to Strike is DENIED as moot.

IT IS FURTHER ORDERED that [ECF No. 44] SFR's Motion for Summary Judgment and [ECF No. 45] Association's Motion for Summary Judgment are GRANTED, and [ECF Nos. 50 and 51] HSBC Bank's Motion for Summary Judgment is DENIED.

IT IS FURTHER ORDERED that 1) title to real property located at **8647 Canfield Canyon, Las Vegas, NV 89178; Parcel No. 176-29-610-029 (the "Property")** is quieted in the name of SFR; (2) the Deed of Trust recorded in the Official Records of the Clark County Recorder as Instrument No. 200607120003955 was extinguished by the Association's foreclosure sale and cannot be revived; and (3) HSBC Bank, Fahrnlaender, and anyone acting on their behalf, are permanently enjoined from any sale, transfer or other action that would interfere with SFR's title to and possession of the Property.

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1 **IT IS FURTHER ORDERED** that after any allowable costs of the \$102.20 requested by
2 SFR pursuant to its Bill of Costs [ECF No. 77] taxed against HSBC Bank are released to SFR , the
3 balance of the \$500.00 cost bond deposited by HSBC Bank on October 3, 2016 [ECF No. 13] plus
4 interest shall be released to HSBC Bank, care of its Counsel, Jeffrey S. Allison, Esq. of Houser &
5 Allison, 6671 S. Las Vegas Blvd., Building D, Ste. 210, Las Vegas, Nevada 89119.

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7 DATED this 10th day of May, 2021.
8 *nunc pro tunc*, dated October 10, 2019.

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RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

Respectfully submitted by:

KIM GILBERT EBRON

/s/ Diana S. Ebron
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